

# ARCHICENTRE COST GUIDE

January 2008



**NOTE: For detailed costing, register with Archicentre's free email list or book an Archicentre service**

## Part Two - Renovation & Extension Costs

**This part of the guide provides some typical costs for common renovation and extension projects.**

### EXTENSIONS

- 1 The indicative square metre rates are for basic shell only, and the extended roofline over the shell.
- 2 Prices assume good access to the site and relatively simple roof configuration.
- 3 Where the extension involves kitchens, bathrooms and laundries, you must also add the "additions to new construction" costs to the total, since these rooms need special fittings and fixtures.
- 4 The indicative costs do not include upgrading of services such as electrical, plumbing, heating or repairs and upgrades to parts of the existing house such as roof and gutter repairs, painting, damp, re-blocking and pest treatment. You may also need to allow for paving and landscaping upgrades.

### RENOVATIONS

Indicative costs assume that the rooms which are being renovated are in sound condition, needing no structural upgrade. Good access is also assumed.

**A sample cost plan is provided overleaf.**

### WARNING ABOUT BUILDING PRICES

Building prices vary considerably, depending upon a number of factors such as

- individual builders selected
- choice of materials
- extent of client involvement
- method of construction
- site accessibility
- extent of documentation
- size of the job; larger works achieve a more economical price per square metre
- quality of job required eg. project home or top of the range standard

### MORE ACCURATE PRICING IS AVAILABLE

- 1 If your architect is preparing an **Archicentre Design Report** for you, you will receive costings which are more specific to your project than this general guide.
- 2 Even better accuracy will be achieved after the Design Report is developed and taken to competitive tender where actual prices are obtained. In many cases more than 30% of the construction cost can be saved and/or a better job achieved through your architect's preparing the tender documents and helping review the tenderers.

### EXTENSIONS - Ground Level (\$) Shell only

Single Room (20m <sup>2</sup> )		16,900 - 36,700
Larger Extension (per m <sup>2</sup> )	Brick veneer	950 - 1,630
	Solid brick	1,030 - 1,920
	Weatherboard	850 - 1,590

#### NOTES:

1. These prices also apply to upper level extensions when built at the same time as the ground level.
2. Prices include removal of one or two walls at the junction of works.
3. Inclusions: Plasterboard walls, painted two colours maximum, with two or three power points per room.
4. Exclusions: Plumbing, joinery and surfacing of wet areas, sanitary fixtures.

### RENOVATIONS (\$)

Bathroom (ensuite is less)	9,200 - 24,000
Kitchen	10,200 - 30,500
Laundry	4,000 - 9,500
Bedroom	3,900 - 8,100
Single Room 20m <sup>2</sup>	4,600 - 9,900

#### NOTES:

Prices include plastering, painting, wiring, plumbing, relocation or replacement of windows, the renewal of fittings and fixtures, cabinetry additions and surfacing eg. tiling. The estimates exclude stormwater drainage, paving, carpets, drapes, appliances or the construction of internal partitions to modify the layout of rooms. The upgrading standard is to medium-quality brick veneer or timber.

### EXTENSIONS - Upper Level (\$) Shell only

Single Room (20m <sup>2</sup> )		26,100 - 45,200
Larger Extension (per m <sup>2</sup> )	Brick veneer	1,250 - 2,120
	Solid brick	1,410 - 2,400
	Weatherboard	1,100 - 1,660

#### NOTES:

In addition to ground level costs, these second storey costs include demolition of existing ground level roof, minor structural or reinforcement of the ground floor area and minor restructuring of the remaining lower floor roofing configuration. (Major reinforcement of the lower storey and roof configuration changes is often required, but this cost variation cannot be accurately estimated without direct reference to the specific project.)

### Additions to New Construction (\$)

Bathroom	5,350 - 17,700
Kitchen	7,400 - 27,500
Laundry	3,000 - 7,900

#### NOTES:

In most respects this section is the same as the Renovation table. However, costs are less because no allowance needs to be made for repainting, replastering and replacing windows, since these have been included in the extension costs.

# ARCHICENTRE COST GUIDE – January 2008

## SAMPLE OPINION OF PROBABLE COST (80m<sup>2</sup> ground level addition)

### REPAIRS AND ALTERATIONS TO EXISTING BUILDING

PC Allowances for work (extent yet to be determined)

Re-stumping and making good	\$5,200	-	\$9,000
Re-roofing	\$5,000	-	\$10,000
Re-wiring	\$5,800	-	\$8,800
Other alterations and repairs to remaining building (misc. trade allowance)	\$5,000	-	\$10,000
Built-in cupboards and wardrobes	\$6,000	-	\$10,000
Ensuite fitout	\$6,000	-	\$12,000
<b>SUB TOTAL</b>	<b>\$33,000</b>	<b>-</b>	<b>\$59,800</b>

### NEW BUILDING

Demolition and Removal	\$2,500	-	\$3,500
Additions (80m <sup>2</sup> brick veneer shell allowance, ground floor)	\$76,000	-	\$130,400
Kitchen (mid-range, excluding whitegoods)	\$12,000	-	\$23,000
Bathroom fitout (mid-range)	\$8,000	-	\$12,000
Laundry fitout (excluding whitegoods)	\$4,000	-	\$8,000
Air conditioning, heating and fireplaces, light fittings	Excluded	-	Excluded
Security, intercoms, ducted vacuum, "smart-wiring" etc.	Excluded	-	Excluded
<b>SUB TOTAL</b>	<b>\$102,500</b>	<b>-</b>	<b>\$176,900</b>

### EXTERNAL WORKS AND SERVICES

In-ground services - stormwater, sewer, water, gas	\$4,000	-	\$7,000
External paving and paths, crossover, carport	Excluded	-	Excluded
Fencing and gates, sheds, pergolas, decks etc.	Excluded	-	Excluded
<b>SUB TOTAL</b>	<b>\$4,000</b>	<b>-</b>	<b>\$7,000</b>
Builders Preliminaries, site costs, overheads and attendance	(15 - 25%)	-	\$20,000 - \$60,000

**SUB TOTAL** **\$159,500** - **\$303,700**

### OTHER COSTS AND ALLOWANCES

Escalation if project is delayed	Excluded	-	Excluded
Design change/contract contingency allowance (10.0%)	\$15,900	-	\$30,000
Design and professional fees	Excluded	-	Excluded
Items by the client, whitegoods, separate contracts, staging and miscellaneous.	Excluded	-	Excluded
<b>SUB TOTAL</b>	<b>\$15,900</b>	<b>-</b>	<b>\$30,000</b>

**ESTIMATED TOTAL** GST is included in these figures **\$175,400** - **\$333,700**

Opinion based on average suburban prices.



#### Archicentre Limited

A.B.N. 34 001 866 520  
A wholly owned subsidiary of  
The Royal Australian Institute of Architects



National Telephone  
**1300 13 45 13**  
[www.archicentre.com.au](http://www.archicentre.com.au)

#### Victoria

530 Glenferrie Road  
Hawthorn Victoria 3122  
Fax: (03) 9819 5413

#### New South Wales

479 Darling Street  
Balmain New South Wales 2041  
Fax: (02) 9555 5011

#### South Australia

100 Flinders Street  
Adelaide South Australia 5000  
Fax: (08) 8228 0333

#### Northern Territory

1 Shepherd Street  
Darwin N.T. 0800  
Fax: (08) 8981 3042

#### Queensland

70 Merivale Street  
South Brisbane Queensland 4101  
Fax: (07) 3846 4970

#### Tasmania

the studio 49A Davey Street  
Hobart Tasmania 7000  
Fax: (03) 6224 1823

#### Australian Capital Territory

2A Mugga Way  
Red Hill A.C.T. 2603  
Fax: (02) 6273 1953

#### Western Australia

33 Broadway  
Nedlands WA 6009  
Fax: (08) 9389 6211